

# **TitleExpress<sup>®</sup>**

**A service of Grant Street Group**

**339 SIXTH AVENUE, SUITE 1400  
PITTSBURGH, PA 15222**

**Phone: (412) 391-5555 Fax: (412) 391-7608**

**E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)**

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 12/08/2021

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 11/29/2021

**CERTIFICATE #** 2018-6715

**ACCOUNT #** 494127BG0040

**ALTERNATE KEY #** 255893

**TAX DEED APPLICATION #** 48418

**COUNTY, STATE:** BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

### LEGAL DESCRIPTION:

Unit No. 4, of LIBRARY SQUARE, a Commercial Condominium, according to the Declaration of Condominium thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, Page 538 of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 6660 SUNSET STRIP #4, SUNRISE FL 33313

### OWNER OF RECORD ON CURRENT TAX ROLL:

DHANMATIE M GUNPAT EST

2310 NW 64 AVE

SUNRISE, FL 33313 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ESTATE OF DHANMATIE M. GUNPAT, DECEASED      Instrument: 114182728

2310 NW 64TH AVENUE

SUNRISE, FL 33313 (Per Deed)

ESTATE OF DHANMATIE GUNPAT, DECEASED

3234 NW 88TH AVE

SUNRISE, FL 33351 (Per Deeds in 44284-1485 and 46583-1995)

(Dhanmate M. Gunpat is deceased. No Death Certificate was found but Probate documents were found in the Official Records of Broward County.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

GREEN GULF GROUP CO

8724 SW 72 ST #382

MIAMI, FL 33173 (Tax Deed Applicant)

CITY OF SUNRISE

Instrument: 115213200

10770 WEST OAKLAND PARK BLVD

SUNRISE, FL 33351 (Per Lien)

RONALD LEED  
BUILDING A, APT 44 PEAS TREE APARTMENTS  
CAURA ROYAL RD  
ELDORADO, TRINIDAD, W.I.  
(Second Amended Petition for Summary Administration. Amends Petition in 115875855.)

Instrument: 115935645

CURTIS LEED  
BUILDING A, APT 44 PEAS TREE APARTMENTS  
CAURA ROYAL RD  
EL DORADO, TRINIDAD W.I. (Second Amended Petition for Summary Administration in 115935645.)

DARREN LEED  
2 FIRST PRIVATE ROAD  
SAN JUAN, TRINIDAD W.I. (Second Amended Petition for Summary Administration in 115935645.)

JASON LEED  
7 SANKAR ST  
TUNAPUMA, TRINIDAD W.I. (Second Amended Petition for Summary Administration in 115935645.)

RANDY M. GOLDBERG, ESQUIRE  
1101 SW 71ST AVENUE  
PLANTATION, FL 33317 (Per Order of Summary Administration)

Instrument: 115954331

CITY OF SUNRISE  
(Per Order of Summary Administration in 115954331. No address found on document.)

SYNCHRONY BANK (WALMART)  
TD BANK USA (TARGET)  
CHASE BANK  
C/O DCM SERVICES  
7601 PENN AVE SOUTH SUITE A600  
MINNEAPOLIS, MN 55423-5004 (Per Order of Summary Administration in 115954331. Corrected State abbreviation to MN.)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 27 BG 0040

**CURRENT ASSESSED VALUE:** \$38,000

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:** N/A

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed	OR: 31136, Page: 597
Quit Claim Deed	OR: 44284, Page: 1483
Warranty Deed	OR: 44284, Page: 1485
Quit Claim Deed	OR: 46583, Page: 1995
Divorce Judgment	Instrument: 114172227
Petition for Summary Administration	Instrument: 115411645
Amended Petition for Summary Administration (Amends Petition in 115411645.)	Instrument: 115875855

**This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.**

**Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

***Suzette Servas***

Title Examiner



Board of County Commissioners, Broward County, Florida  
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #48418

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2022, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF SUNRISE  
ATTN: CITY MANAGERS OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

RANDY M. GOLDBERG,  
ESQUIRE  
RANDY M. GOLDBERG &  
ASSOCIATES, PLLC  
1101 SW 71ST AVENUE  
PLANTATION, FL 33317

RONALD LEED AS PERSONAL  
REPRESENTATIVE OF THE  
ESTATE OF DHANMATIE  
GUNPAT  
2310 NW 64 AVE  
SUNRISE, FL 33313

CURTIS LEED  
BUILDING A, APT 44 PEAS TREE  
APARTMENTS CAURA ROYAL  
RD  
EL DORADO  
TRINIDAD W.I.

DARREN LEED  
2 FIRST PRIVATE ROAD  
SAN JUAN  
TRINIDAD W.I.

JASON LEED  
7 SANKAR ST  
TUNAPUMA  
TRINIDAD W.I.

RONALD LEED  
BUILDING A, APT 44 PEAS TREE  
APARTMENTS CAURA ROYAL  
RD  
ELDORADO  
TRINIDAD, W.I.

CHASE BANK  
C/O DCM SERVICES  
7601 PENN AVENUE SOUTH  
STE A600  
MINNEAPOLIS, MN 55423

SYNCHRONY BANK (WALMART)  
C/O DCM SERVICES  
7601 PENN AVE SOUTH SUITE  
A600  
MINNEAPOLIS, MN 55423-5004

TD BANK USA (TARGET)  
C/O DCM SERVICES  
7601 PENN AVENUE SOUTH  
STE A600  
MINNEAPOLIS, MN 55423

CITY OF SUNRISE  
10770 WEST OAKLAND PARK  
BLVD  
SUNRISE, FL 33351

GUNPAT, DHANMATIE M EST  
6660 SUNSET STRIP #4  
SUNRISE, FL 33313

ESTATE OF DHANMATIE  
GUNPAT, DECEASED  
3234 NW 88TH AVE  
SUNRISE, FL 33313

ESTATE OF DHANMATIE M.  
GUNPAT, DECEASED  
2310 NW 64TH AVENUE  
SUNRISE, FL 33313

GUNPAT, DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL 33313

**I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)**

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2022 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

**SEAL**

**Bertha Henry**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Records, Taxes, & Treasury Division

By \_\_\_\_\_  
Deputy **Juliette M. Aikman**

# Broward County, Florida

INSTR # 117867899  
Recorded 01/14/22 at 10:45 AM  
Broward County Commission  
1 Page(s)  
#7

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48418

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494127-BG-0040  
Certificate Number: 6715  
Date of Issuance: 05/23/2019  
Certificate Holder: GREEN GULF GROUP CO  
Description of Property: LIBRARY SQUARE COMMERCIAL CONDO  
UNIT 4  
PER CDO BK/PG: 12352/538

Name in which assessed: GUNPAT,DHANMATIE M EST  
Legal Titleholders: GUNPAT,DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL 33313

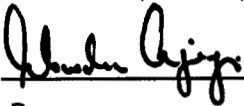
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of April, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net  
*\*Pre-registration is required to bid.*

Dated this 3rd day of January, 2022.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:  
Abiodun Ajayi  
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW  
Issues: 03/17/2022, 03/24/2022, 03/31/2022 & 04/07/2022  
Minimum Bid: 7308.68



# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 48418

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494127-BG-0040

Certificate Number: 6715

Date of Issuance: 05/23/2019

Certificate Holder: GREEN GULF GROUP CO

Description of Property: LIBRARY SQUARE COMMERCIAL CONDO  
UNIT 4

PER CDO BK/PG: 12352/538

Unit No. 4, of LIBRARY SQUARE, a Commercial Condominium, according to the Declaration of Condominium thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, Page 538 of the Public Records of Broward County, Florida.

Name in which assessed: GUNPAT,DHANMATIE M EST

Legal Titleholders: GUNPAT,DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL 33313

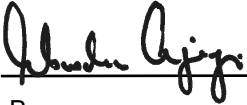
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of April, 2022. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net  
*\*Pre-registration is required to bid.*

Dated this 3rd day of January, 2022.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi  
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW

Issues: 03/17/2022, 03/24/2022, 03/31/2022 & 04/07/2022

Minimum Bid: 7308.68

**BROWARD**

STATE OF FLORIDA  
COUNTY OF BROWARD:

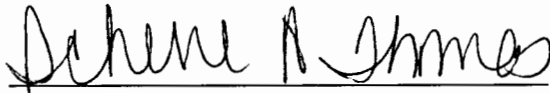
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review // k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

48418  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 6715

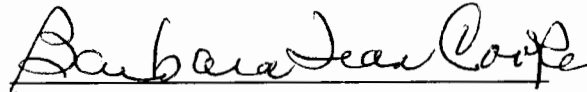
in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

03/17/2022 03/24/2022 03/31/2022 04/07/2022

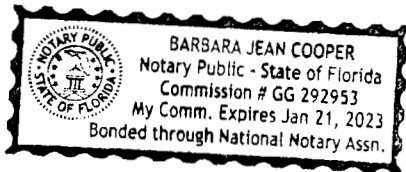
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.



Sworn to and subscribed before me this  
7 day of APRIL, A.D. 2022



(SEAL)  
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida  
RECORDS, TAXES & TREASURY  
DIVISION/TAX DEED SECTION  
NOTICE OF APPLICATION FOR  
TAX DEED NUMBER 48418**

NOTICE is hereby given that the  
holder of the following certificate has  
filed said certificate for a tax deed  
to be issued thereon. The certificate

number and year of issuance, the  
description of the property, and the  
name in which it was assessed are  
as follows:

Property ID: 494127-BG-0040  
Certificate Number: 6715  
Date of Issuance: 05/23/2019  
Certificate Holder:  
GREEN GULF GROUP CO

Description of Property:  
LIBRARY SQUARE COMMERCIAL  
CONDO  
UNIT 4

PER CDO BK/PG: 12352/538  
Unit No. 4, of LIBRARY SQUARE,  
a Commercial Condominium,  
according to the Declaration of  
Condominium thereof, filed for  
record on February 27, 1985 and  
recorded in Official Records Book  
12352, Page 538 of the Public  
Records of Broward County,  
Florida.

Name in which assessed:  
GUNPAT, DHANMATIE M EST  
Legal Titleholders:  
GUNPAT, DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL 33313

All of said property being in the  
County of Broward, State of Florida.

Unless such certificate shall be  
redeemed according to law the property  
described in such certificate will be  
sold to the highest bidder on the 20th  
day of April, 2022. Pre-bidding shall  
open at 9:00 AM EDT, sale shall  
commence at 10:00 AM EDT and  
shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

\*Pre-registration is required to bid.

Dated this 3rd day of January,  
2022.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND  
TREASURY DIVISION

(Seal)  
By: Abiodun Ajayi  
Deputy

This Tax Deed is Subject to All  
Existing Public Purpose Utility and  
Government Easements. The suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 7308.68  
401-314

3/17-24-31 4/7 22-22/0000583256B

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22010446

Broward County, FL VS Dhanmatie M. Gunpat Est

**RETURN OF SERVICE**



Court Case # TD 48418

Hearing Date:04/20/2022

Received by CCN 10647

03/07/2022 8:38 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Dhanmatie M. Gunpat Est 6660 Sunset Strip #4 Sunrise FL 33313**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 03/07/2022 Time: 8:19 AM

On Dhanmatie M. Gunpat Est in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**Posted Commercial:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

/

**COMMENTS:** 03-07-22 8:19am N/A posted front door

You can now check the status of your writ by visting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff  
Broward County, Florida**

By:

R. Murray, #10647

D.S.

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494127-BG-0040 (TD #48418)

RECEIVED  
BROWARD COUNTY, FLORIDA  
MARCH 23 2:55

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

### NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by March 31, 2022 .....\$6,432.84

Or

\* Amount due if paid by April 19, 2022 .....\$6,509.45

\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GUNPAT, DHANMATIE M EST  
6660 SUNSET STRIP #4  
SUNRISE, FL. 33313

**NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION**

**BROWARD COUNTY SHERIFF'S OFFICE**

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22010446

Broward County, FL VS Dhanmatie M. Gunpat Est

**RETURN OF SERVICE**



Court Case # TD 48418

Hearing Date: 04/20/2022

Received by CCN 10647

03/07/2022 8:38 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Dhanmatie M. Gunpat Est 2310 NW 64 Avenue Sunrise FL 33313**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section  
115 S. Andrews Ave.  
Room A-100  
Fort Lauderdale FL 33301

Date: 03/07/2022 Time: 8:39 AM

On Dhanmatie M. Gunpat Est in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

**Posted Residential:** By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

**COMMENTS:** 03-07-22 8:39am N/A posted front view of property

You can now check the status of your writ by visting the Broward Sheriff's Office Website at [www.sheriff.org](http://www.sheriff.org) and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff  
Broward County, Florida**

By: *R. Murray*

D.S.

**R. Murray, #10647**

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT LAUDERDALE, FL 33312

## ORIGINAL DOCUMENT

### NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by March 31, 2022 .....\$6,432.84

Or

\* Amount due if paid by April 19, 2022 .....\$6,509.45

\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

GUNPAT, DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL. 33313

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION  
THIS IS THE ADDRESS OF THE OWNER!**

RECORDED  
2022 APR 19 10:25 AM  
SHERIFF

Return to: (enclose self-addressed stamped envelope)  
Name: Sunrise Golf Development Corp.

Address: 1096 Sunset Strip  
Sunrise, Florida 33313

This Instrument Prepared by: W. R. Griffith,  
Exec. Vice President  
Sunrise Golf Development Corp.  
Address: 1096 Sunset Strip  
Sunrise, FL 33313

Property Appraisers Parcel Identification (Folio) Number(s):  
19127-BG-00400

WARRANTY DEED  
(FROM CORPORATION)

INSTR # 100736396  
OR BK 31136 PG 0597  
RECORDED 12/27/2000 11:11 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 208.60  
DEPUTY CLERK 1010

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made and executed the 26th day of December A.D. ~~19~~<sup>2000</sup> by  
SUNRISE GOLF DEVELOPMENT CORP.

a corporation existing under the laws of State of FLORIDA, and having its principal place of  
business at 1096 Sunset Strip, Sunrise, Florida 33313  
hereinafter called the grantor, to

BENNET L. BODENSTEIN and SHEILA D. BODENSTEIN, his wife,  
whose postoffice address is 2564 N.W. 105th Lane, Sunrise, Florida 33322

hereinafter called the grantee:

(Wherever used herein, the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**Witnesseth:** That the grantor, for an in consideration of the sum of \$10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise,  
release, convey and confirm unto the grantee, all that certain land situate in BROWARD County,  
Florida, viz:

Unit No. 4 of LIBRARY SQUARE, a Commercial Condominium, according to the Declaration  
of Condominium thereof, filed for record on February 27, 1985, and recorded in  
Official Records Book 12352, at Page 538, of the Public Records of Broward County, Florida.

THIS DEED DOES ACKNOWLEDGE FULL PAYMENT AND SATISFACTION OF AGREEMENT FOR DEED BY AND  
BETWEEN SUNRISE GOLF DEVELOPMENT CORP. and BENNET L. BODENSTEIN and SHEILA D.  
BODENSTEIN, his wife, DATED JANUARY 22nd, 1986, and FILED FOR RECORD JANUARY 27, 1986,  
IN OFFICIAL RECORDS BOOK 13137 AT PAGE 918 OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has  
good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will  
defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

**In Witness Whereof** the grantor has caused these presents to be  
executed in its name, and its corporate seal to be hereunto affixed, by its  
proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: Barbara Barclift  
Barbara Barclift Secretary

Signed, sealed and delivered in the presence of:

Suzanne Rhinefield  
SUZANNE RHINEFIELD  
Maria Zeynell  
Maria Zeynell

STATE OF FLORIDA  
COUNTY OF BROWARD

SUNRISE GOLF DEVELOPMENT CORP.

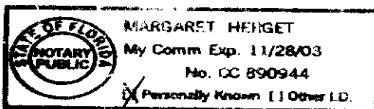
By: W. R. Griffith  
W. R. Griffith, Exec. Vice President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,  
personally appeared W. R. Griffith and Barbara Barclift

personally known to me to be the Exec. Vice President and Asst. Secretary, respectively of the corporation named as grantor in the  
foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under  
authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this

26 day of December A.D. ~~19~~<sup>2000</sup>



Notary Public  
My Commission expires:

*This instrument prepared by  
THOMAS GLEASON  
10484 NW 3860th  
Plantation FL 33324*

Return to:  
E-Z-Form Services, Inc.  
1850 W. Pine Island Rd. #118  
Plantation, FL 33322

LF298-04  
R298-04

### QUITCLAIM DEED

**THIS QUITCLAIM DEED**, executed this *27th* day of *April*, 20 *07*,  
by first party, Grantor, *Bennet L. Bodenshtein + Sheila D. Bodenshtein his wife*,  
whose post office address is *2564 NW 105th Lane Sunrise Fl. 33322*  
to second party, Grantee, *THOMAS GLEASON*  
whose post office address is *10484 NW 3860th Plantation FL 33324*

**WITNESSETH**, That the said first party, for good consideration and for the sum of  
*Forty THOUSAND Dollars* Dollars (\$ *40,000.00* )  
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release  
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first  
party has in and to the following described parcel of land, and improvements and appurtenances thereto in  
the County of *Broward*, State of *Florida* to wit:

*Unit No. 4 of LIBRARY SQUARE A Commercial Condominium,  
According to The Declaration of Condominium Therefor,  
Filed for Records on February 27, 1985 and Recorded  
in Official Records Book 13352, at Page 538, of the  
Public Records of Broward County, Florida*

*THIS DEED DOES ACKNOWLEDGE FULL PAYMENT AND  
SATISFACTION OF AGREEMENT FOR DEED BY AND BETWEEN  
BENNET L. BODENSHTEIN AND SHEILA D. BODENSHTEIN HIS WIFE  
AND THOMAS GLEASON A SINGLE MAN,*

*2*



IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Helene Miletsky  
Signature of Witness  
Helene Miletsky  
Print name of Witness  
[Signature]  
Signature of Witness  
HARRIS BOWES  
Print name of Witness

[Signature]  
Signature of First Party  
Barnes Bodenstein Sheila BODENSTEIN  
Print name of First Party  
[Signature]  
Signature of First Party  
THOMAS GLEASON  
Print name of First Party  
SECOND

State of FLORIDA  
County of BROWARD }

On \_\_\_\_\_ before me,  
appeared Barnett Bodenstein Sheila B. Bodenstein  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Helene Miletsky  
Signature of Notary



**Helene Miletsky**  
Commission #DD307371  
Expires: Apr 06, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

Affiant \_\_\_\_\_ Known  Produced ID \_\_\_\_\_  
Type of ID FL DRIVER LIC  
(Seal)

State of FLORIDA  
County of BROWARD }

On \_\_\_\_\_ before me,  
appeared \_\_\_\_\_  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

Affiant \_\_\_\_\_ Known \_\_\_\_\_ Produced ID \_\_\_\_\_  
Type of ID \_\_\_\_\_  
(Seal)

\_\_\_\_\_  
Signature of Preparer  
\_\_\_\_\_  
Print Name of Preparer  
\_\_\_\_\_  
Address of Preparer

✓

This Instrument Prepared:

**Linda Rubinchik**  
**Barrister Title Services, Inc.**  
**1860 N. Pine Island Road, Suite 118**  
**Plantation, Florida 33322**

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **9127-BG-0040**

Grantee(s) S.S.#(s):

File No:**2007-4087BT**

**WARRANTY DEED**

**This Warranty Deed Made the 21st day of June, 2007, by Thomas Gleason, a single man, hereinafter called the grantor, whose post office address is: 10484 N.W. 3rd Street, Plantation, Florida 33324**

**to Suresh Charles Gunpat and Dhanmatie Gunpat, his wife, whose post office address is: 3234 N.W. 88th Avenue, Sunrise, Florida 33351, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Broward County, Florida, viz:**

**Unit No. 4, of LIBRARY SQUARE, a Commercial Condominium, according to the Declaration of Condominium thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, Page 538 of the Public Records of Broward County, Florida.**

**A/K/A6660 Sunset Strip, Unit 4, Sunrise, Florida 33313**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

②

File No: 2007-4087BT

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]  
Printed Name: Sarah Siegel

[Signature]  
Thomas Gleason

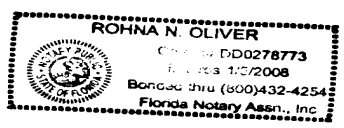
Witness Signature: [Signature]  
Printed Name: ROHNA N OLIVER

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2007, by Thomas Gleason,  who is/are personally known to me or  who has/have produced driver license(s) as identification.

My Commission Expires: 1/5/08

[Signature]  
Printed Name: ROHNA N. OLIVER  
Notary Public  
Serial Number



**Prepared by and return to:**  
**Harvey L. Rubinchik, Esq.**  
**1860 N. Pine Island Road Suite 118**  
**Plantation, FL 33322**  
**954-476-7030**

THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH NOR REQUESTED TO REVIEW AN ABSTRACT FOR THE ABOVE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE.

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 10 day of **September, 2009**, between **SURESH GUNPAT and DHANMATIE GUNPAT, his wife** whose post office address is **3234 NW 88<sup>th</sup> Avenue, Sunrise, Florida 33351**, of the County of Broward, State of Florida, grantor to **RAAVITA GUNPAT, a single woman** whose post office address is **7000 NW 17<sup>th</sup> Street #406, Plantation, FL 33313**, of the County of Broward, State of Florida, grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** love and affection and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Broward County, Florida** to-wit: (This is an Inter-Family Transfer)

**Unit No. 4, of LIBRARY SQUARE, a Commercial Condominium, according to the Declaration of Condominium thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, Page 538 of the Public Records of Broward County, Florida.**

Parcel # 4941 27BG 0040

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

2

Signed, sealed and delivered in our presence:

Linda Rubinchik  
Witness Name: LINDA RUBINCHIK

Saran Siegel  
Witness Name: Saran Siegel

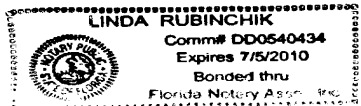
Suresh Gunpat (Seal)  
SURESH GUNPAT

Dhanmatie Gunpat (Seal)  
DHANMATIE GUNPAT

**State of Florida**  
**County of Broward**

The foregoing instrument was acknowledged before me this 10 day of **September 2009** by **SURESH GUNPAT and DHANMATIE GUNPAT K**, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



Linda Rubinchik  
Notary Public  
Printed Name: LINDA RUBINCHIK  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:  
Randy M. Goldberg, Esquire  
1101 SW 71<sup>st</sup> Avenue  
Plantation, FL 33317  
754-224-0867  
[rmgcsq@comcast.net](mailto:rmgcsq@comcast.net)

Folio No. 4941-27-BG-0040

---

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, made this [REDACTED] day of [REDACTED], between RAAVITA GUNPAT, a single woman, with the address is 2310 NW 64<sup>th</sup> Avenue, Sunrise, FL 33313, joined by SURESH C. GUNPAT, a married man, with the address is 2310 NW 64<sup>th</sup> Avenue, Sunrise, FL 33313 ("Grantor"); and DHANMATIE M. GUNPAT, a married woman, whose address is 2310 NW 64<sup>th</sup> Avenue, Sunrise, FL 33313 ("Grantee"). Grantor conveys to Grantee the following real property in BROWARD County, Florida:

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in BROWARD COUNTY, Florida:

**UNIT No. 4, of LIBERTY SQUARE, A Commercial Condominium, According to the Declaration of Condominium thereof, filed for record on February 27, 1985 and is recorded in Official Records Book 12352, Page 538, of the Public Records Of Broward County, Florida.**

Street Address of: 4400 Hillcrest Drive, #619, Hollywood, FL 33021.

\*NOTE: This deed is in furtherance of a Dissolution of Marriage Settlement Agreement. This deed is executed without the benefit of a title search/examination and as such, no inference of the integrity of title should be inferred here from.

This property is not the Homestead of the Grantor or Grantee.

This deed is part of the Grantor's Marital Settlement Agreement.

*Signatures appear on following Page*

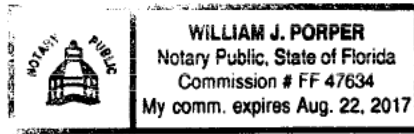
**ALSO SUBJECT TO:** Restrictions, limitations, easements, reservations of records and to all valid zoning ordinances and to taxes.

Signed in the presence of:

[Signature]  
ABRIANA GUNPAT

[Signature]  
RAAVITA GUNPAT

Witness:  
Print Name: William J Porper  
Witness: William J Porper  
Print Name:



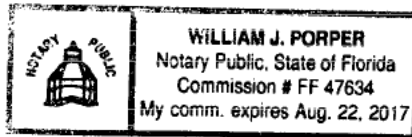
STATE OF FLORIDA  
COUNTY OF BROWARD

I hereby certify that on this [redacted] day of [redacted] an officer duly authorized in the State of FLORIDA, to take acknowledgements, personally appeared **RAAVITA GUNPAT** who is personally known to me, or produced FLA, as identification, and who acknowledged and executed the foregoing instrument.

[Signature]  
NOTARY PUBLIC  
My Commission expires:

[Signature]  
SURESH C. GUNPAT

Witness:  
Print Name: Abriana Gunpat  
Witness: William J Porper  
Print Name: William J Porper



STATE OF FLORIDA  
COUNTY OF BROWARD

I hereby certify that on this [redacted] day of [redacted] an officer duly authorized in the State of FLORIDA, to take acknowledgements, personally appeared **SURESH C. GUNPAT** who is personally known to me, or produced FLA, as identification, and who acknowledged and executed the foregoing instrument.

[Signature]  
NOTARY PUBLIC  
My Commission expires:

15

MUNICIPALITY CLAIM OF LIEN  
FOR WATER, SEWER AND/OR GAS SERVICE CHARGES

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF BROWARD    )

BEFORE ME the undersigned authority personally appeared Hayley P. Benedict, who being duly sworn, says that she is the agent of the lienor, City of Sunrise, Florida, whose address is 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351, and that the lienor has supplied water, sewer, and/or gas system services for the following real property:

LIBRARY SQUARE CONDO UNIT 4  
AKA: 6660 SUNSET STRIP 4

and for said services a bill was submitted and there currently remains unpaid on said bill the amount of \$1,455.35, plus interest, lien and satisfaction fees. Additional monthly service charges will accrue for a total balance due to be calculated at the time of payoff. In accordance with Section 159.17 Florida Statutes, the lienor, City of Sunrise, has a lien on the real property described above for all water, sewer and/or gas services provided until payment has been made for such service.

Said property is owned by Dhanmatie and/or Dhanmatie M. Gunpat and Suresh C. Gunpat, upon whom a notice of Municipality Claim of Lien was served on the 17<sup>th</sup> day of July, 2018 by certified mail.

CITY OF SUNRISE, FLORIDA  
BY *Hayley P. Benedict*  
Hayley P. Benedict

SWORN AND SUBSCRIBED BEFORE ME THIS  
17 DAY OF July, 2018

*Kathy Crisci*

Personally known  OR Produced I.D.   
Type and number of I.D. produced.

My Commission Expires:

DID take an oath, or  DID not take an oath



**KATHY CRISCI**  
Commission # GG 109911  
Expires May 31, 2021  
Bonded Thru Budget Notary Services



Filing # 90946581 E-Filed 06/12/2019 05:51:49 AM

IN THE CIRCUIT COURT OF 17<sup>TH</sup> JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF

CASE NO: PRC-18-5141 (62J)

DHANMATIE M. GUNPAT,  
Deceased.

**AMENDED PETITION FOR SUMMARY ADMINISTRATION**  
(Intestate)

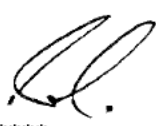
1. The Petitioner Ronald Leed, Building A, Apt. 44, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I. has an interest in the above estate as he is one of the decedent's surviving siblings. The names and addresses of the Decedent's surviving descendants are set forth below.

2. The Decedent DHANMATIE M. GUNPAT, whose last known address was 6660 Sunset Strip, Sunrise, Broward County, Florida 33313, was [REDACTED] at the time of her death on [REDACTED] the last four numbers of her social security number are [REDACTED]

3. The Decedent does not have a surviving spouse; but has four (4) surviving lineal descendants.

- A. The Petitioner Ronald Leed, Building A, Apt. 44, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I.
- B. Curtis Leed, Building A, Apt. 44, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I.
- C. Darren Leed, 2 First Private Road, San Juan, Trinidad, W.I.
- D. Jason Leed, 7 Sankar Street, Tunapuma, Trinidad, W.I.

4. Each of the four (4) lineal descendants has a one-quarter (1/4) interest in this estate in accordance with F.S. 732.103.

 5/10/19

5. Venue of this proceeding is in this county because the Decedent was a resident of and domiciled in Broward County, Florida at the time of her death.

6. After the exercise of reasonable diligence, petitioners are unaware of any unrevoked wills or codicils of decedent.

7. Petitioner and the other identified beneficiaries are entitled to summary administration because to the best knowledge of the petitioner, the value of the entire estate subject to administration in this state, less the value of property exempt from the claims of creditors, does not exceed \$75,000.

8. Domiciliary probate proceedings are not known to be pending in another state or country.

9. The following is a complete list of the assets in this estate and their estimated values, together with those assets claimed to be exempt ("Subject Property"):

A. The Decedent's commercial condominium property with the legal description of: **Unit 4 of Library Square, a Commercial Condominium, according to the Declaration thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, at Page 538, of the Public Records of Broward County, Florida.**

B. Street Address of 6660 Sunset Strip, Unit #4, Sunrise, FL 33313.

C. Tax Folio Number: 4941 27 BG 0040

D. Estimated fair market is \$40,000.00

10 With respect to claims of creditors:

A. Initially there were no known Creditors, however, since the filing of the initial Petition the following creditors have been discovered and filed claims:

<b>Synchrony Bank (Walmart)</b> c/o DCM Services	Jan. 10, 2019 / \$1,650.21
---	-------------------------------


*[Signature]* 5/10/19

7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	
<b>TD Bank USA (Target)</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	Jan 10, 2019 / \$951.58
<b>Chase Bank</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	Jan 11, 2019 / \$1,182.43
<b>Chase Bank</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	Jan 11, 2019 / \$3,799.33

B. Petitioner acknowledges that any known or reasonably ascertainable creditor who did not receive timely notice of this petition and for whom provision for payment was not made may enforce the claim and, if the creditor prevails, shall be awarded reasonable attorney's fees as an element of costs against those who joined in the petition.

11. The City of Sunrise has tendered a contract to purchase the Subject Property from the estate for \$40,000.00. The contract is attached hereto and is incorporated by reference as Exhibit A to this Petition. The sale has been accepted by the heirs, contingent upon this Honorable Court's approval of this Petition.

12. It is proposed that all assets of the decedent, including exempt property, will be liquidated and the net proceeds will be shared in accordance with the pro-rata determination set

 5/10/19

forth in Fla. Statute 732.103<sup>1</sup> once the above creditors are satisfied and in accordance with the final determination of which heirs at law are waiving their interest in the estate, if any.

13. Petitioner and the identified Beneficiaries waives notice of hearing on this petition and requests that an order of summary administration be entered directing distribution of the assets in the estate in accordance with the schedule set forth in this petition, once the creditors are paid.

14. After a diligent search there are no known reasonable and necessary medical bills pending from the last 60 days of the Decedent's life.

15. The Decedent's funeral expenses have been paid in full.

WHEREFORE the Petitioner requests that this Honorable Court enter an Order of Summary Administration consistent with the pleadings herein; together with whatever further relief that this Court deems to be fit and proper.

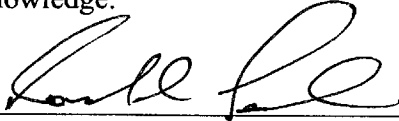
---

<sup>1</sup> **732.103 Share of other heirs.**—The part of the intestate estate not passing to the surviving spouse under s. 732.102, or the entire intestate estate if there is no surviving spouse, descends as follows: (1) To the descendants of the decedent. (2) If there is no descendant, to the decedent's father and mother equally, or to the survivor of them. (3) If there is none of the foregoing, to the decedent's brothers and sisters and the descendants of deceased brothers and sisters.

RL 5/10/19

VERIFICATION

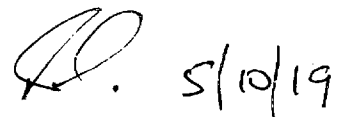
The plaintiff under the penalty of perjury declares that the foregoing representations are true and correct the best of my ability and knowledge.



Ronald Leed

05/10/2019.

/s/ RANDY M. GOLDBERG, ESQUIRE  
RANDY M. GOLDBERG & ASSOCIATES, PLLC  
1101 SW 71<sup>ST</sup> Avenue  
Plantation, FL 33317  
[randy@randygoldberglaw.com](mailto:randy@randygoldberglaw.com)  
754.224.0867  
FBN: 045187



Filing # 91893317 E-Filed 06/30/2019 01:21:29 PM

IN THE CIRCUIT COURT OF 17<sup>TH</sup> JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF

CASE NO: PRC-18-5141 (62J)

DHANMATIE M. GUNPAT,  
Deceased.

**SECOND AMENDED PETITION FOR SUMMARY ADMINISTRATION**  
(Intestate)

1. The Petitioner Ronald Leed, Building A, Apt. 44, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I. has an interest in the above estate as he is one of the decedent's surviving siblings. The names and addresses of the Decedent's surviving descendants are set forth below.

2. The Decedent DHANMATIE M. GUNPAT, whose last known address was 6660 Sunset Strip, Sunrise, Broward County, Florida 33313, was [REDACTED] at the time of her death on [REDACTED]; the last four numbers of her social security number are [REDACTED]

3. The Decedent does not have a surviving spouse; but has four (4) surviving lineal descendants.

- A. The Petitioner Ronald Leed, Building A, Apt. 44, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I.
- B. Curtis Leed, Building A, Apt. 44, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I.
- C. Darren Leed, 2 First Private Road, San Juan, Trinidad, W.I.
- D. Jason Leed, 7 Sankar Street, Tunapuma, Trinidad, W.I.

4. Each of the four (4) lineal descendants has a one-quarter (1/4/) interest in this estate in accordance with F.S. 732.103.

5. Venue of this proceeding is in this county because the Decedent was a resident of and domiciled in Broward County, Florida at the time of her death.

6. After the exercise of reasonable diligence, petitioners are unaware of any unrevoked wills or codicils of decedent.

7. Petitioner and the other identified beneficiaries are entitled to summary administration because to the best knowledge of the petitioner, the value of the entire estate subject to administration in this state, less the value of property exempt from the claims of creditors, does not exceed \$75,000.

8. Domiciliary probate proceedings are not known to be pending in another state or country.

9. The following is a complete list of the assets in this estate and their estimated values, together with those assets claimed to be exempt ("Subject Property"):

A. The Decedent's commercial condominium property with the legal description of: **Unit 4 of Library Square, a Commercial Condominium, according to the Declaration thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, at Page 538, of the Public Records of Broward County, Florida.**

B. Street Address of 6660 Sunset Strip, Unit #4, Sunrise, FL 33313.

C. Tax Folio Number: 4941 27 BG 0040

D. Estimated fair market is \$40,000.00

10 With respect to claims of creditors:

A. Initially there were no known Creditors, however, since the filing of the initial Petition the following creditors have been discovered and filed claims:

<b>Synchrony Bank (Walmart)</b> c/o DCM Services	Jan. 10, 2019 / \$1,650.21
---	-------------------------------

7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	
<b>TD Bank USA (Target)</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	Jan 10, 2019 / \$951.58
<b>Chase Bank</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	Jan 11, 2019 / \$1,182.43
<b>Chase Bank</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	Jan 11, 2019 / \$3,799.33

B. Petitioner acknowledges that any known or reasonably ascertainable creditor who did not receive timely notice of this petition and for whom provision for payment was not made may enforce the claim and, if the creditor prevails, shall be awarded reasonable attorney's fees as an element of costs against those who joined in the petition.

11. The City of Sunrise has tendered a contract to purchase the Subject Property from the estate for \$40,000.00. The contract is attached hereto and is incorporated by reference as Exhibit A to this Petition. The sale has been accepted by the heirs, contingent upon this Honorable Court's approval of this Petition.

12. It is proposed that all assets of the decedent, including exempt property, will be liquidated and the net proceeds will be shared in accordance with the pro-rata determination set



forth in Fla. Statute 732.103<sup>1</sup> once the above creditors are satisfied and in accordance with the final determination of which heirs at law are waiving their interest in the estate, if any.

13. Petitioner and the identified Beneficiaries waives notice of hearing on this petition and requests that an order of summary administration be entered directing distribution of the assets in the estate in accordance with the schedule set forth in this petition, once the creditors are paid.

14. After a diligent search there are no known reasonable and necessary medical bills pending from the last 60 days of the Decedent's life.

15. The Decedent's funeral expenses have been paid in full.

16. There are no outstanding medical expenses or bills due.

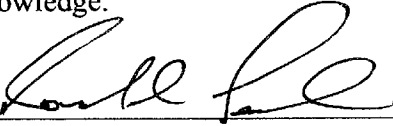
WHEREFORE the Petitioner requests that this Honorable Court enter an Order of Summary Administration consistent with the pleadings herein; together with whatever further relief that this Court deems to be fit and proper.

---

<sup>1</sup> **732.103 Share of other heirs.**—The part of the intestate estate not passing to the surviving spouse under s. 732.102, or the entire intestate estate if there is no surviving spouse, descends as follows: (1) To the descendants of the decedent. (2) If there is no descendant, to the decedent's father and mother equally, or to the survivor of them. (3) If there is none of the foregoing, to the decedent's brothers and sisters and the descendants of deceased brothers and sisters.

VERIFICATION

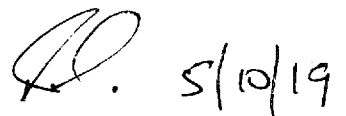
The plaintiff under the penalty of perjury declares that the foregoing representations are true and correct to the best of my ability and knowledge.



Ronald Leed

05/10/2019.

/s/ RANDY M. GOLDBERG, ESQUIRE  
RANDY M. GOLDBERG & ASSOCIATES, PLLC  
1101 SW 71<sup>ST</sup> Avenue  
Plantation, FL 33317  
[randy@randygoldberglaw.com](mailto:randy@randygoldberglaw.com)  
754.224.0867  
FBN: 045187



\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 7/17/2019 11:38:02 AM.\*\*\*\*

CASE NO: PRC-18-5141 (62J)

IN THE CIRCUIT COURT OF 17<sup>TH</sup> JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO: PRC-18-5141 (62J)

IN RE: ESTATE OF

DHANMATIE M. GUNPAT,  
Deceased.

Filed in Open Court,  
BRENDA D. FORMAN,  
CLERK

ON 7-17-19  
BY [Signature]

**ORDER**  
**SUMMARY ADMINISTRATION**

On the Petition of Ronald Leed for Summary Administration of the estate of DHANMATIE M. GUNPAT, the deceased pursuant to F.S. 735.201, this Court finds:

1. That the decedent died on [REDACTED]; that the decedent was domiciled in Broward County, Florida at the time of her death; that the value of the property subject to this petition is not greater than \$75,000.00.

2. That the material allegations of the Petition are true and that the decedent's estate qualifies for Summary Administration and an Order of Summary Administration should be entered, and it is therefore:

ORDERED and ADJUDGED that:

1. That the property identified as **Unit 4 of Library Square, a Commercial Condominium, according to the Declaration thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, at Page 538, of the Public Records of Broward County, Florida, with the street address of 6660 Sunset Strip, Unit #4, Sunrise, FL 33313; Tax Folio Number: 4941 27 BG 0040;** is approved to be sold to the City of Sunrise for the price of \$40,000.00.

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 7/17/2019 11:38:02 AM.\*\*\*\*

CASE NO: PRC-18-5141 (62J)

2. That the net proceeds from the sale shall be presented to the Petitioner's Attorney

Randy M. Goldberg, Esquire, who shall:

A. Tender payment to the following Creditors:

<b>Synchrony Bank (Walmart)</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	\$1,650.21
<b>TD Bank USA (Target)</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	\$951.58
<b>Chase Bank</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	\$1,182.43
<b>Chase Bank</b> c/o DCM Services 7601 Penn Avenue South Suite A600 Minneapolis, MB 55423-5004	\$3,799.33

B. Once the creditors have been paid, Randy M. Goldberg, Esquire, shall distribute the remaining balance shared equally (1/4 each) between the four (4) lineal descendants of the Deceased: Ronald Leed, Curtis Leed, Darren Leed, and Jason Leed.

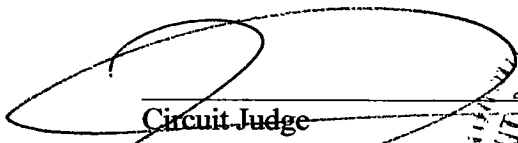
3. Those to whom specified parts of the decedent's estate are assigned by this Order shall be entitled to receive, collect, transfer, assign, sell the property as they are the owner(s) in fee simple, and are entitled to maintain actions to enforce this right.

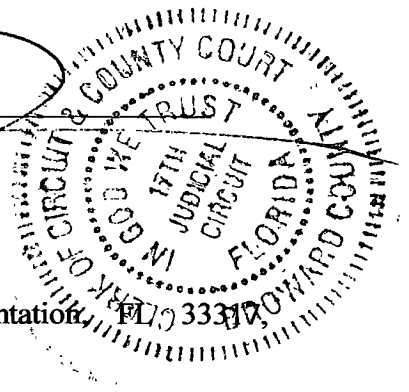
\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 7/17/2019 11:38:02 AM.\*\*\*\*

CASE NO: PRC-18-5141 (62J)

4. Debtors of the decedent, those holding property of the decedent and those with whom securities or other property the decedent are registered, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this Order, and the persons so paying, delivering or transferring shall not be accountable to anyone else for the property.

ORDERED in Broward County on JUL 17 2019 2019.

  
Circuit Judge  
**KENNETH GILLESPIE**



Cc: Randy M. Goldberg, Esquire, 1101 SW 71<sup>ST</sup> Avenue, Plantation, FL 33317  
randy@randygoldberglaw.com  
City of Sunrise  
Identified Creditors

Case Number: PR-C-18-0005141 Division: 62J  
Filing # 79201801 E-Filed 10/11/2018 01:25:11 PM

IN THE CIRCUIT COURT OF 17<sup>TH</sup> JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF

CASE NO:

DHANMATIE M. GUNPAT,  
Deceased.

PETITION FOR SUMMARY ADMINISTRATION  
(Intestate)

1. The Petitioner Ronald Leed, Building 4 A, Apt. 66, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I. has an interest in the above estate as he is one of the decedent's surviving siblings. The names and addresses of the Decedent's surviving descendants are set forth below.

2. The Decedent DHANMATIE M. GUNPAT, whose last known address was 6660 Sunset Strip, Sunrise, Broward County, Florida 33313, was [REDACTED] at the time of her death on [REDACTED] the last four numbers of her social security number are [REDACTED].

3. The Decedent does not have a surviving spouse; but has four (4) surviving lineal descendants.

- A. The Petitioner Ronald Leed, Building 4 A, Apt. 66, Peas Tree Apartments, Caura Royal, Rd, El Dorado, Trinidad, W.I.
- B. Curtis Leed, Opp. LP 54, Kalyan Tr, El Dorado, Trinidad, W.I.
- C. Darren Leed, 2 First Private Road, San Juan, Trinidad, W.I.
- D. Jason Leed, 7 Sankar Street, Tunapuna, Trinidad, W.I.

4. Each of the four (4) lineal descendants has a one-quarter (1/4) interest in this estate in accordance with F.S. 732.103, are as follows:

5. Venue of this proceeding is in this county because the Decedent was a resident of and domiciled in Broward County, Florida at the time of her death.

6. After the exercise of reasonable diligence, petitioners are unaware of any unrevoked wills or codicils of decedent.

7. Petitioner and the other identified beneficiaries are entitled to summary administration because to the best knowledge of the petitioner, the value of the entire estate subject to administration in this state, less the value of property exempt from the claims of creditors, does not exceed \$75,000.

8. Domiciliary probate proceedings are not known to be pending in another state or country.

9. The following is a complete list of the assets in this estate and their estimated values, together with those assets claimed to be exempt ("Subject Property"):

A. The Decedent's commercial condominium property with the legal description of: **Unit 4 of Library Square, a Commercial Condominium, according to the Declaration thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, at Page 538, of the Public Records of Broward County, Florida.**

B. Street Address of 6660 Sunset Strip, Unit #4, Sunrise, FL 33313.

C. Tax Folio Number: 4941 27 BG 0040

D. Estimated fair market is \$40,000.00

10 With respect to claims of creditors:

A. Petitioner has made diligent search and reasonable inquiry for any known or reasonably ascertainable creditors and as such the estate is not indebted.

B. Petitioner acknowledges that any known or reasonably ascertainable creditor who did not receive timely notice of this petition and for whom provision for payment was not made may enforce the claim and, if the creditor prevails, shall be awarded reasonable attorney's fees as an element of costs against those who joined in the petition.

11. The City of Sunrise has tendered a contract to purchase the Subject Property from the estate for \$40,000.00. The contract is attached hereto and is incorporated by reference as Exhibit A to this Petition. The sale has been accepted by the heirs, contingent upon this Honorable Court's approval of this Petition.

12. It is proposed that all assets of the decedent, including exempt property, will be liquidated and the net proceeds will be shared in accordance with the pro-rata determination set forth in Fla. Statute 732.103<sup>1</sup> and in accordance with the final determination of which heirs at law are waiving their interest in the estate, if any.

13. Petitioner and the identified Beneficiaries waives notice of hearing on this petition and requests that an order of summary administration be entered directing distribution of the assets in the estate in accordance with the schedule set forth in paragraph 11 of this petition.

WHEREFORE the Petitioner requests that this Honorable Court enter an Order of Summary Administration consistent with the pleadings herein; together with whatever further relief that this Court deems to be fit and proper.

---

<sup>1</sup> **732.103 Share of other heirs.**—The part of the intestate estate not passing to the surviving spouse under s. 732.102, or the entire intestate estate if there is no surviving spouse, descends as follows: (1) To the descendants of the decedent. (2) If there is no descendant, to the decedent's father and mother equally, or to the survivor of them. (3) If there is none of the foregoing, to the decedent's brothers and sisters and the descendants of deceased brothers and sisters.



VERIFICATION

The plaintiff under the penalty of perjury declares that the foregoing representations are true and correct the best of my ability and knowledge.

 - 9/11/2018.  
\_\_\_\_\_  
Ronald Leed

/s/ RANDY M. GOLDBERG, ESQUIRE  
RANDY M. GOLDBERG & ASSOCIATES, PLLC  
1101 SW 71<sup>ST</sup> Avenue  
Plantation, FL 33317  
[rmesq@comcast.net](mailto:rmesq@comcast.net)  
754.224.0867  
FBN: 045187

## AGREEMENT FOR SALE AND PURCHASE

This Agreement for Sale and Purchase ("Agreement") is by and between the City of Sunrise, a Florida municipal corporation, ("Buyer") whose address is 10770 West Oakland Park Boulevard, Sunrise, FL 33351, and RONALD LEED, as Personal Representative of the Estate of Dhanmatie Gunpat, 2310 NW 64<sup>th</sup> Avenue, Sunrise, FL 33313. Buyer and Seller hereby agree that the Seller shall sell and the Buyer shall buy the following described real property ("Real Property"), upon the following terms and conditions.

### SECTION 1. PROPERTY DESCRIPTION

The address of the Real Property is 6660 Sunset Strip, Unit # 4, Sunrise, FL 33322. The legal description of the Real Property located in Broward County, Florida is:

Library Square Condo Unit #4.

Unit 4 of LIBRARY SQUARE, a Commercial Condominium, according to the Declaration thereof, filed for record on February 27, 1985 and recorded in Official Records Book 12352, at Page 538, of the Public Records of Broward County, Florida.

Tax Folio ID No: 4941 27 BG 0040

### SECTION 2. PURCHASE PRICE; DEPOSIT; CASH BALANCE

The purchase price shall be \$40,000.00 in U.S. Dollars, plus or minus prorations and subject to such adjustments as are hereinafter provided payable as follows:

A. **Deposit.** Buyer shall pay and deliver \$2,500.00 ("Deposit") in immediately available U.S. Funds to Nabors, Giblin & Nickerson, P.A. ("Escrow Agent" or "Agent") within ten (10) days after the Effective Date of this Agreement. Escrow Agent agrees to hold the Deposit in escrow in accordance with the terms of this Agreement.

B. **Cash Balance.** Buyer shall pay and deliver \$37,500.00, plus or minus prorations and subject to such adjustments as are hereinafter provided, at or prior to closing in immediately available U.S. funds to Seller.

C. **Prorations.** The following recurring items will be made current (if applicable) and prorated as of the day prior to Closing Date: real estate taxes, delinquent real estate taxes, condominium association fees and condominium special assessments.

**SECTION 3. TIME FOR ACCEPTANCE**

- A. If this Agreement is not executed by and delivered to all parties, or fact of execution communicated in writing between the parties, on or before August 31 2018 at 5:00 p.m., this offer is withdrawn. A facsimile copy of this Agreement and any signatures hereon shall be considered for all purposes as originals.
- B. **FIRST CONDITION PRECEDENT:** Pursuant to Section 2-372 of the City's Code, this Agreement is subject to the approval of the City Commission. The "Effective Date" of this Agreement will be the date the City Commission approves this Agreement.
- C. **SECOND CONDITION PRECEDENT:** This Agreement is subject to the Buyer, within ten (10) days after the Effective date of this Agreement, obtaining a Certificate of Approval for Sale and Use for Public Purposes as a Governmental Entity, including an affirmative statement that Buyer's proposed use for public purposes of a governmental entity is consistent with the use restrictions in Section 10 of the Declaration of Condominium that the use is limited to commercial sales or services commonly found in shopping centers.
- D. **THIRD CONDITION PRECEDENT:** Within thirty (30) days of the Effective Date, Seller shall present Buyer with proof consistent with Florida Statutes section 733.613 that Seller has the right to sell the real property.
- E. In the event that the First Condition Precedent, the Second Condition Precedent or the Third Condition Precedent is not satisfied, this Agreement shall be terminated, all deposits shall be refunded to Buyer, and thereupon Buyer and Seller shall be released, as to one another, of all further obligations under this Agreement.

**SECTION 4. TITLE INSURANCE**

Buyer, at Buyer's expense, shall obtain, within thirty (30) days of the Effective Date, a title insurance commitment from a Florida licensed title insurer. Buyer shall have seven (7) days from the date of receiving the title commitment to examine it and notify Seller of any title or survey defects to which Buyer objects. If Buyer fails to so notify Seller prior to such time, Buyer shall be deemed to have accepted title to the Real Property in its existing condition. If Buyer timely notifies Seller of the defects, then Seller shall have thirty (30) days ("Cure Period") after receipt of Buyer's notice to take reasonable diligent efforts to remove defects. If Seller cures defects within Cure Period, Seller will deliver written notice to Buyer (with proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this Contract on Closing Date (or if Closing Date has passed, within ten (10) days after Buyer's receipt of Seller's notice). If Seller is unable to cure defects within Cure Period, then Buyer may, within five (5) days after expiration of Cure Period, deliver written notice to Seller: (a) extending Cure Period for a specified period

not to exceed one hundred twenty (120) days within which Seller shall continue to use reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or (b) electing to terminate this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Agreement. If after reasonable diligent effort, Seller is unable to timely cure defects, and Buyer does not waive the defects, this Contract shall terminate, and Buyer shall receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

**SECTION 5. SURVEY**

Buyer, at Buyer's expense, within thirty (30) days of the Effective Date, may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property, or that improvements located on the Real Property encroach on setback lines, easements, lands of others or violate any restrictions, covenants or applicable governmental regulations, the same shall constitute a title defect and be addressed as provided in Section 4 above.

**SECTION 6. CLOSING**

This transaction shall be closed, the deed, other closing papers and possession delivered, and the purchase price paid and funded on or before ninety (90) days after the Effective Date, ("Closing Date") unless extended by other provisions of this Agreement. Closing shall be held in Sunrise City Hall during normal business hours.

**SECTION 7. CONVEYANCE; TITLE; RESTRICTIONS AND USE**

Seller shall convey the Real Property by warranty deed, subject to: All matters of record and taxes for the current year.

**SECTION 8. CONDITION AND SUITABILITY OF PROPERTY**

Buyer shall have until forty-five (45) days after the Effective Date ("Inspection Period"), in which the Buyer, or his designated agents will be allowed to enter onto the Real Property, at reasonable times and with prior notice to Seller, to perform inspections and tests as Buyer deems necessary to determine, in Buyer's sole discretion, that the Real Property is suitable for Buyer's intended use, including but not limited to, surveys, soil borings, environmental audits, termite and wood destroying organisms, HVAC, mechanical, plumbing, electrical, roof and structural. Such inspections or tests shall be made at Buyer's sole expense. To the extent authorized by Florida Statutes section 768.28, Buyer shall be responsible for any damages caused by such tests or inspections and, to the extent permitted by law, shall indemnify and hold Seller harmless from any damage or injury to person or property in connection with any such inspection or test. Should Buyer determine that the Property, in Buyer's opinion, is not suitable, then Buyer shall provide the Seller with written notice of termination prior to the expiration of the Inspection Period. Buyer may terminate the Agreement by giving

written notice to Seller prior to the expiration of the Inspection Period of its intention to terminate this Agreement, and all deposits shall be refunded to Buyer, this Agreement shall be terminated, and thereupon Buyer and Seller shall be released, as to one another, of all further obligations under this Agreement, except for those that may expressly survive the termination of this Agreement. Buyer's failure to give notice of termination during the Inspection Period shall constitute a waiver of the right to terminate hereunder.

Between the Effective Date and the Closing Date, Seller shall remove all personal effects from the Property, maintain Property in the same condition, as existing on the Effective Date, ordinary wear and tear excepted. Seller shall, upon reasonable notice, provide access to the Property for a walk-through prior to closing, to confirm that the Property has been maintained in the condition existing as of the Effective Date, ordinary wear and tear excepted.

#### **SECTION 9. PERMITTING**

Buyer shall have until thirty (30) days after the Effective Date ("Permitting Period") to determine compliance with governmental regulations for Buyer's intended use of the Property and to obtain all necessary environmental, building, clearing, grading or other required governmental approvals for the development of the Property at Buyer's sole cost and expense. Buyer acknowledges that Seller makes no representation as to whether the Real Property is suitable for Buyer's intended use. If, in Buyer's sole discretion, the required governmental approvals cannot be obtained within a reasonable time or expense, Buyer shall notify Seller, in writing, prior to the expiration of the Permitting Period, of its intention to terminate this Agreement, and all deposits shall be refunded to Buyer, this Agreement shall be terminated, and thereupon Buyer and Seller shall be released, as to one another, of all further obligations under this Agreement, except for those that may expressly survive the termination of this Agreement. Buyer's failure to timely give notice of termination shall constitute a waiver of the right to terminate hereunder.

#### **SECTION 10. HAZARDOUS SUBSTANCE**

Seller represents that Seller has no knowledge of any toxic, petroleum, asbestos or hazardous substances being stored, used or otherwise released on the Property. Buyer acknowledges that Buyer has the ability to audit the Property during the herein described Inspection Period and to terminate this Agreement in the event any are found and Seller is not willing to pay the costs of removal or remediation. Buyer may terminate the Agreement by giving written notice to Seller prior to the expiration of the Inspection Period of its intention to terminate this Agreement, and all deposits shall be refunded to Buyer, this Agreement shall be terminated, and thereupon Buyer and Seller shall be released, as to one another, of all further obligations under this Agreement, except for those that may expressly survive the termination of this Agreement. Buyer's

sole remedy for such contaminate found on Property shall be the termination of the Agreement.

**SECTION 11. RADON GAS**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**SECTION 12. AMERICANS WITH DISABILITIES ACT ("ADA")**

The ADA makes it unlawful to discriminate against people with disabilities. This law may affect all improved properties requiring equal access and services to disabled individuals. The Buyer acknowledges that neither Seller nor Buyer make any representations as to whether the Property conforms to ADA.

**SECTION 13. LIENS**

Seller shall furnish to Buyer, at time of closing, an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statements, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Real Property for ninety (90) days immediately preceding date of closing. If the Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction lien rights executed by all contractors, subcontractors, suppliers and materialmen and further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at closing of this Agreement.

**SECTION 14. TIME**

Time periods herein of less than three (3) days shall exclude Saturdays, Sundays, and state or national legal holidays. Any time period provided for herein which shall end on Saturday, Sunday, or a legal holiday shall extend to 5:00 p.m. of the next business day. Any date certain shall end on that date at 5:00 p.m. local time where the Real Property is located.

**SECTION 15. DOCUMENTS FOR CLOSING**

Seller shall furnish the warranty deed, lien affidavit, and any corrective instruments. Buyer shall furnish the closing statement and Satisfaction of Municipality Claim of Lien, if applicable.

**SECTION 16. EXPENSES**

Documentary stamps on the deed, recording any corrective instruments, and any Condominium Association estoppel fees shall be paid by Seller. Recording the deed, recording the Certificate of Approval For Sale and Use for Public Purposes of a Governmental Entity, and any Condominium Association application/transfer fees shall be paid by Buyer.

**SECTION 17. ATTORNEYS' FEES; COSTS**

In connection with any litigation arising out of or instituted for the purpose of enforcing this Agreement, the prevailing party in such litigation shall be entitled to recover reasonable attorneys' fees, paralegal fees, and costs. For the purposes of this provision, Seller and Buyer shall be eligible parties.

**SECTION 18. FAILURE OF PERFORMANCE**

If either party fails to perform this Agreement within the time specified, the other party shall have every right and remedy existing at law or equity (including, without limitation, the remedy of specific performance).

**SECTION 19. AGREEMENT NOT RECORDABLE; PERSONS BOUND; NOTICE**

Neither this Agreement, nor any notice of it, shall be recorded in any public records. This Agreement shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice given by or to the attorney or Broker for any party shall be as effective as if given by or to that party.

**SECTION 20. OTHER AGREEMENTS**

No other agreements or representations shall be binding upon Buyer or Seller unless included in this Agreement. No modification or change in this Agreement shall be valid upon the parties unless in writing and executed by the party or parties intended to be bound by it.

**SECTION 21. BROKERS**

Seller hereby represents to Buyer that there is no broker involved in this transaction.

**SECTION 22. TIME OF ESSENCE**

Time is of the essence in this agreement.

**SECTION 23. HEADINGS**

The heading on each paragraph and subparagraph are for the convenience of the parties and shall not be construed to alter or amend any provision of this Agreement.

**SECTION 24. NOTICE AND ADDRESSES**

Any notice required or provided for under this Agreement shall be effective upon receipt by the addressee, upon hand delivery during regular business hours or mailed by certified mail, return receipt requested, express or similar receipted delivery, or confirmed facsimile.

**SECTION 25. GOVERNING LAW AND VENUE**

This Agreement shall be construed in accordance with the laws of the State of Florida. The venue of any litigation arising out of or instituted for the purpose of enforcing this Agreement shall be in Broward County in which the Real Property is located.

**SECTION 26. COUNTERPARTS**

This Agreement may be executed simultaneously or in counterparts, each of which together shall constitute one and the same Agreement.

**SECTION 27. ADVICE OF COUNSEL**

Each party acknowledges that it has been advised, or has had the opportunity to be advised, by its own counsel with respect to the transaction governed by this Agreement.

**SECTION 28. INDEMNIFICATION**

To the fullest extent permitted by law, Seller shall indemnify and hold harmless Buyer, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Seller and persons employed or utilized by Seller in the performance of this Agreement. This indemnification shall survive the term of this Agreement.

**SECTION 29. ESCROW AGENT**

Any Escrow Agent ("Agent") receiving funds or equivalent ("Funds") is authorized and agrees by acceptance of them to deposit them promptly, hold same in escrow, and, subject to clearance, disburse them in accordance with terms and conditions of Contract. Failure of clearance of Funds, shall not excuse Buyer's performance. If in doubt as to Agent's duties or liabilities under the provisions of Contract, Agent may, at Agent's option, continue to hold the Funds until the parties mutually agree to its



disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the Clerk of the Circuit Court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475 Florida Statutes, as amended. Any suit between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any suit wherein Agent interpleads the Funds, Agent shall, unless found to have defaulted under Agent's escrow and/or statutory duties, recover reasonable attorney's fees and costs incurred with the fees and costs to be paid from and out of the Funds, or reduced to judgment if said Funds are not available or are insufficient to pay the award. Parties agree that Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of Funds, unless such misdelivery is due to willful breach of this Contract or gross negligence of Agent. Seller shall be responsible for all costs associated with the Escrow Agent.

**SECTION 30. ADDENDUM:** The following additional terms are included in the attached addenda or riders incorporated into this Contract: Condominium Rider.

**SECTION 31. LEASES:** Seller represents that there is no lease on the property and that there are no claims or causes of action against either the Seller or against the real property. Seller is not holding any security deposits or rent from any prior lease agreements.

**This is intended to be a legally binding Agreement. If not fully understood, seek the advice of an attorney prior to signing.** Buyer and Seller are executing this Agreement on the dates indicated below:

**Seller**

**ESTATE OF DHANMATIE GUNPAT**

*Ronald Lead*

By: Estate of Dhanmatie Gunpat

Its: Personal Representative

Dated: August 29, 2018

*August 29, 2018 - R.L.*

**Buyer**

**CITY OF SUNRISE**

\_\_\_\_\_

By: Richard Salamon

Its: City Manager

Dated: \_\_\_\_\_

**Seller Contact Information**

1-868-354-3870

Telephone

ronaldlead@hotmail.com

Email

**Buyer Contact Information**

(954) 746-3430

Telephone

rsalamon@sunrisefl.gov

Email

Agreed to and Accepted:

**ESCROW AGENT:**

Nabors, Giblin & Nickerson, P.A.

By \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_, 2018

*RL*

**Comprehensive Rider to the Residential Contract For Sale And Purchase**



THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors® /Florida Bar Residential Contract For Sale And Purchase between \_\_\_\_\_ (SELLER) and \_\_\_\_\_ (BUYER) concerning the Property described as \_\_\_\_\_

Buyer's Initials \_\_\_\_\_

Seller's Initials EL

**A. CONDOMINIUM RIDER**

**1. CONDOMINIUM ASSOCIATION APPROVAL:**

The Association's approval of Buyer (CHECK ONE):  is  is not required. If approval is required, this Contract is contingent upon Buyer being approved by the Association no later than \_\_\_\_\_ (if left blank, then 5) days prior to Closing. Within \_\_\_\_\_ (if left blank, then 5) days after Effective Date Seller shall initiate the approval process with the Association and Buyer shall apply for such approval. Buyer and Seller shall sign and deliver any documents required by the Association in order to complete the transfer of the Property and each shall use diligent effort to obtain such approval, including making personal appearances if required. If Buyer is not approved within the stated time period, this Contract shall terminate and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

**2. RIGHT OF FIRST REFUSAL:**

- (a) The Association (CHECK ONE):  has  does not have a right of first refusal ("Right"). If the Association has a Right, this Contract is contingent upon the Association, within the time permitted for the exercise of such Right, either providing written confirmation to Buyer that the Association is not exercising that Right, or failing to timely exercise such Right pursuant to the terms of the Declaration of Condominium ("Declaration", which reference includes all amendments thereto).
- (b) The members of the Association (CHECK ONE):  have  do not have a Right. If the members do have a Right, this Contract is contingent upon the members, within the time permitted for the exercise of such Right, either providing written confirmation to Buyer that the members are not exercising that Right, or failing to timely exercise such Right pursuant to the terms of the Declaration.
- (c) Buyer and Seller shall, within \_\_\_\_\_ (if left blank, then 5) days after Effective Date, sign and deliver any documents required as a condition precedent to the exercise of the Right, and shall use diligent effort to submit and process the matter with the Association and members, including personal appearances, if required.
- (d) If, within the stated time period, the Association, the members of the Association, or both, fail to provide the written confirmation or the Right has not otherwise expired, then this Contract shall terminate and the Deposit shall be refunded to the Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.
- (e) If the Association or a member timely exercises its or their Right, this Contract shall terminate and the Deposit shall be refunded to Buyer (unless this Contract provides otherwise), thereby releasing Buyer and Seller from all further obligations under this Contract, and Seller shall pay to Broker the full commission at Closing in recognition that Broker procured the sale.

**3. FEES; ASSESSMENTS; PRORATIONS; LITIGATION:**

(a) Condominium Association assessment(s) and Rents: Seller represents that the current Association assessment(s) installments is/are

\$ \_\_\_\_\_ payable (CHECK ONE):  monthly  quarterly  semi-annually  annually

and if more than one Association assessment

\$ \_\_\_\_\_ payable (CHECK ONE):  monthly  quarterly  semi-annually  annually

and the current rent on recreation areas, if any, is

\$ \_\_\_\_\_ payable (CHECK ONE):  monthly  quarterly  semi-annually  annually

**A. CONDOMINIUM RIDER (CONTINUED)**

All annual assessments levied by the Association and rent on recreational areas, if any, shall be made current by Seller at Closing, and Buyer shall reimburse Seller for prepayments.

- (b) Fees: Seller shall, at Closing, pay all fines imposed against the Unit by the Condominium Association as of Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

*If Property is part of a Homeowners' Association, see Rider B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE for further information including additional assessments and fees.*

- (c) Special Assessments and Prorations:

- (i) Seller represents that Seller is not aware of any special or other assessment that has been levied by the Association or that has been an item on the agenda, or reported in the minutes, of the Association within twelve (12) months prior to Effective Date, ("pending") except as follows: \_\_\_\_\_

- (ii) If special assessments levied or pending exist as of the Effective Date are disclosed above by Seller and may be paid in installments (**CHECK ONE**):  Buyer  Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**

- (iii) If special assessments levied or pending exist as of the Effective Date and have not been disclosed above by Seller, then Seller shall pay such assessments in full at the time of Closing.

- (iv) If, after Effective Date, the Association imposes a special assessment for improvements, work or services, which was not pending as of the Effective Date, then Seller shall pay all amounts due before Closing Date and Buyer shall pay all amounts due after Closing Date.

- (v) A special assessment shall be deemed levied for purposes of this paragraph on the date when the assessment has been approved as required for enforcement pursuant to Florida law and the condominium documents listed in Paragraph 5.

- (vi) Association assets and liabilities, including Association reserve accounts, shall not be prorated.

- (d) Litigation: Seller represents that Seller is not aware of pending or anticipated litigation affecting the Property or the common elements, if any, except as follows: \_\_\_\_\_

**4. SPRINKLER SYSTEM RETROFIT:**

If, pursuant to Sections 718.112(2)(l), F.S., the Association has voted to forego retrofitting its fire sprinkler system or handrails and guardrails for the condominium units, then prior to Closing Seller shall furnish to Buyer the written notice of Association's vote to forego such retrofitting.

**5. NON-DEVELOPER DISCLOSURE:**

**(CHECK ONE):**

(a) THE BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS BEEN PROVIDED A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION OF THE ASSOCIATION, BYLAWS AND RULES OF THE ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, PRIOR TO EXECUTION OF THIS CONTRACT.

(b) THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, BYLAWS AND RULES OF THE ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT IF SO REQUESTED IN WRITING. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND

**A. CONDOMINIUM RIDER (CONTINUED)**

LEGAL HOLIDAYS, AFTER THE BUYER RECEIVES THE DECLARATION, ARTICLES OF INCORPORATION, BYLAWS AND RULES OF THE ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT IF REQUESTED IN WRITING. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.

**6. BUYER'S REQUEST FOR DOCUMENTS:**

Buyer is entitled, at Seller's expense, to current copies of the condominium documents specified in Paragraph 5. above. Buyer (**CHECK ONE**):  requests  does not request a current copy of the documents specified in Paragraph 5, above. If this Contract does not close, Buyer shall immediately return the documents to Seller or reimburse Seller for the cost of the documents.

**7. BUYER'S RECEIPT OF DOCUMENTS:**

(**COMPLETE AND CHECK ONLY IF CORRECT**)  Buyer received the documents described in Paragraph 5. above, on \_\_\_\_\_.

**8. COMMON ELEMENTS; PARKING:**

The Property includes the unit being purchased and an undivided interest in the common elements and appurtenant limited common elements of the condominium, as specified in the Declaration. Seller's right and interest in or to the use of the following parking space(s), garage, and other areas are included in the sale of the Property and shall be assigned to Buyer at Closing, subject to the Declaration:

Parking Space(s) # \_\_\_\_\_ Garage # \_\_\_\_\_ Other: \_\_\_\_\_

**9. INSPECTIONS AND REPAIRS:**

The rights and obligations arising under Paragraphs 11 and 12 of this Contract to maintain, repair, replace or treat are limited to Seller's individual condominium unit and unless Seller is otherwise responsible do not extend to common elements, limited common elements, or any other part of the condominium property.

**10. GOVERNANCE FORM:**

PURSUANT TO CHAPTER 718, FLORIDA STATUTES, BUYER IS ENTITLED TO RECEIVE FROM SELLER A COPY OF THE GOVERNANCE FORM IN THE FORMAT PROVIDED BY THE DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES AND MOBILE HOMES OF THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, SUMMARIZING THE GOVERNANCE OF THE CONDOMINIUM ASSOCIATION.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CITY OF SUNRISE  
ATTN: CITY MANAGERS OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

RANDY M. GOLDBERG, ESQUIRE  
RANDY M. GOLDBERG & ASSOCIATES, PLLC  
1101 SW 71ST AVENUE  
PLANTATION, FL 33317

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

RONALD LEED AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DHANMATIE  
GUNPAT  
2310 NW 64 AVE  
SUNRISE, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CURTIS LEED  
BUILDING A, APT 44 PEAS TREE APARTMENTS CAURA ROYAL RD  
EL DORADO  
TRINIDAD W.I.

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

DARREN LEED  
2 FIRST PRIVATE ROAD  
SAN JUAN  
TRINIDAD W.I.

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

JASON LEED  
7 SANKAR ST  
TUNAPUMA  
TRINIDAD W.I.

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

RONALD LEED  
BUILDING A, APT 44 PEAS TREE APARTMENTS CAURA ROYAL RD  
ELDORADO  
TRINIDAD, W.I.

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CHASE BANK  
C/O DCM SERVICES  
7601 PENN AVENUE SOUTH STE A600  
MINNEAPOLIS, MN 55423

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

SYNCHRONY BANK (WALMART)  
C/O DCM SERVICES  
7601 PENN AVE SOUTH SUITE A600  
MINNEAPOLIS, MN 55423-5004

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

TD BANK USA (TARGET)  
C/O DCM SERVICES  
7601 PENN AVENUE SOUTH STE A600  
MINNEAPOLIS, MN 55423

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84  
Or  
\* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CITY OF SUNRISE  
10770 WEST OAKLAND PARK BLVD  
SUNRISE, FL 33351

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)



BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

GUNPAT, DHANMATIE M EST  
6660 SUNSET STRIP #4  
SUNRISE, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

ESTATE OF DHANMATIE GUNPAT, DECEASED  
3234 NW 88TH AVE  
SUNRISE, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84

Or

\* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

ESTATE OF DHANMATIE M. GUNPAT, DECEASED  
2310 NW 64TH AVENUE  
SUNRISE, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022  
PROPERTY ID # 494127-BG-0040 (TD # 48418)

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

GUNPAT, DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 6660 SUNSET STRIP #4 SUNRISE, FL. 33313 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

*AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.*

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- \* Estimated Amount due if paid by March 31, 2022 .....\$6,432.84
- Or
- \* Estimated Amount due if paid by April 19, 2022 .....\$6,509.45

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT  
[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage  
\$ \_\_\_\_\_

**Total Postage and**  
\$ \_\_\_\_\_

**TD 48418 APRIL 2022 WARNING**  
CITY OF SUNRISE  
ATTN: CITY MANAGERS OFFICE  
10770 W OAKLAND PARK BLVD  
SUNRISE, FL 33351

Sent To  
\_\_\_\_\_  
Street and Apt. No.  
\_\_\_\_\_  
City, State, ZIP+4®

7021 0350 0000 4841 8368

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	
\$	
Total Postage and	
\$	

**TD 48418 APRIL 2022 WARNING**

RANDY M. GOLDBERG, ESQUIRE  
RANDY M. GOLDBERG & ASSOCIATES, PLLC  
1101 SW 71ST AVENUE  
PLANTATION, FL 33317

Sent To \_\_\_\_\_  
Street and Apt. No. \_\_\_\_\_  
City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0000 4841 8175

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage  
\$ \_\_\_\_\_

Total Postage and

\$ \_\_\_\_\_  
Sent To

Street and Apt. No.

City, State, ZIP+4

**TD 48418 APRIL 2022 WARNING**

RONALD LEED AS PERSONAL REPRESENTATIVE OF THE  
ESTATE OF DHANMATIE GUNPAT  
2310 NW 64 AVE  
SUNRISE, FL 33313

7021 0350 0000 4841 8182

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt.?

City, State, ZIP+

**TD 48418 APRIL 2022 WARNING**

CHASE BANK  
C/O DCM SERVICES  
7601 PENN AVENUE SOUTH STE A600  
MINNEAPOLIS, MN 55423

7021 0350 0000 4841 8199



U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

**Total Postage**

\$

Sent To

Street and Apt.

City, State, Zip

Postmark  
Here

**TD 48418 APRIL 2022 WARNING**

SYNCHRONY BANK (WALMART)  
C/O DCM SERVICES  
7601 PENN AVE SOUTH SUITE A600  
MINNEAPOLIS, MN 55423-5004

7021 0350 0000 4841 8205

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage  
\$ \_\_\_\_\_

Total Postage and

**TD 48418 APRIL 2022 WARNING**

Sent To

TD BANK USA (TARGET)  
C/O DCM SERVICES

Street and Apt. No.

7601 PENN AVENUE SOUTH STE A600

City, State, ZIP+4

MINNEAPOLIS, MN 55423

7021 0350 0000 4841 8212

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

**TD 48418 APRIL 2022 WARNING**  
CITY OF SUNRISE  
10770 WEST OAKLAND PARK BLVD  
SUNRISE, FL 33351

7021 0350 0000 4841 8229

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	\$
<b>Total Postage and</b>	<b>\$</b>

**TD 48418 APRIL 2022 WARNING**

GUNPAT, DHANMATIE M EST

6660 SUNSET STRIP #4

SUNRISE, FL 33313

Sent To

Street and Apt. No.

City, State, ZIP+4®

7021 0350 0000 4841 8236

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage  
\$ \_\_\_\_\_

**Total Postage and**  
\$ \_\_\_\_\_

**TD 48418 APRIL 2022 WARNING**  
ESTATE OF DHANMATIE GUNPAT, DECEASED  
3234 NW 88TH AVE  
SUNRISE, FL 33313

Sent To  
Street and Apt. No.  
City, State, ZIP+4

7021 0350 0000 4841 8243

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	
\$	
Total Postage and	
\$	

**TD 48418 APRIL 2022 WARNING**  
ESTATE OF DHANMATIE GUNPAT, DECEASED  
2310 NW 64 AVE  
SUNRISE, FL 33313

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0000 4841 8250

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	
\$	
<b>Total Postage or</b>	
\$	
Sent To	
Street and Apt. N	
City, State, ZIP+	

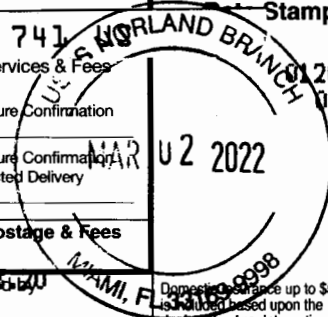
**TD 48418 APRIL 2022 WARNING**  
GUNPAT, DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL 33313

7021 0350 0000 4841 8267

Registered No.

RE 6428897408 741

Stamp



To Be Completed By Post Office	Postage \$	Extra Services & Fees (continued)
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation \$
	<input type="checkbox"/> Registered Mail \$1.30	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$
	<input type="checkbox"/> Return Receipt (hardcopy) \$17.15	<b>Total Postage &amp; Fees</b>
	<input type="checkbox"/> Return Receipt (electronic) \$4.75	
<input type="checkbox"/> Restricted Delivery \$0.00		
Customer Must Declare Full Value \$0.00	Received by 03/02/2022	Domestic insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

### OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be In Ballpoint or Typed	FROM	MIAMI, FL 33169 BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE ROOM A-100 FORT LAUDERDALE FL 33301
	TO	TD 48418 APRIL 2022 WARNING DARREN LEED Trinidad and Tobago FIRST PRIVATE ROAD SAN JUAN TRINIDAD W.I.

PS Form 3806, registered mail receipt April 2015, PSN 7530-02-000-9051 (See Information on Reverse) Copy 1 - Customer

For domestic delivery information, visit our website at [www.usps.com](http://www.usps.com)



Registered No.

RE 42689789US

imp

0120  
04

To Be Completed  
By Post Office

Postage \$

Extra Services & Fees \$1.70

Registered Mail \$17.15

Return Receipt (hardcopy) \$4.75

Return Receipt (electronic) \$0.00

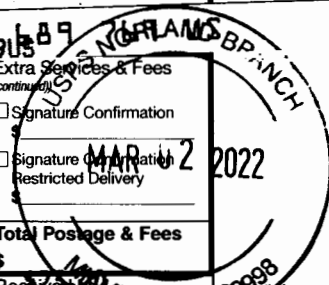
Restricted Delivery \$0.00

Extra Services & Fees (continued)

Signature Confirmation

Signature Confirmation Restricted Delivery

**Total Postage & Fees**



Customer Must Declare Full Value \$0.00

Received MI, FL 33169 03/02/2022

Basic insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

### OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be In Ballpoint or Typed

**FROM**

MIAMI, FL 33169

**BROWARD COUNTY TAX COLLECTOR**

**GOVERNMENTAL CENTER ANNEX**

**115 S. ANDREWS AVENUE**

**ROOM A-100**

**FORT LAUDERDALE FL 33301**

**TD 48418 APRIL 2022 WARNING**

RONALD LEED

BUILDING A, APT 44 PEAS TREE APARTMENTS CAURA

**TO**

Trinidad and Tobago

EL DORADO

TRINIDAD, W.I.

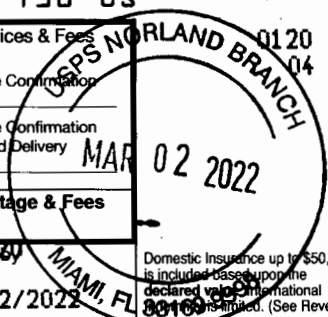
PS Form **3806, Registered mail receipt**  
 April 2015, PSN 7530-02-000-9051

Copy 1 - Customer  
 (See Information on Reverse)

For domestic delivery information, visit our website at [www.usps.com](http://www.usps.com)

RE 642 689 738 US

To Be Completed By Post Office	Postage \$	Extra Services & Fees <i>(continued)</i>	0120 04
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation	
	<input type="checkbox"/> Registered Mail	<input type="checkbox"/> Signature Confirmation Restricted Delivery	
	<input type="checkbox"/> Return Receipt <i>(hardcopy)</i>	<b>Total Postage &amp; Fees</b>	
	<input type="checkbox"/> Return Receipt <i>(electronic)</i>		
	Customer Must Declare Full Value	Received by	Domestic Insurance up to \$50,000 is included based upon the declared value. International insurance is limited. (See Reverse).
	\$ 0.00	03/02/2022	



**OFFICIAL USE**

To Be Completed By Customer <i>(Please Print)</i> All Entries Must Be In Ballpoint or Typed	FROM	MIAMI, FL 33169 BROWARD COUNTY TAX COLLECTOR GOVERNMENTAL CENTER ANNEX 115 S. ANDREWS AVENUE ROOM A-100 FORT LAUDERDALE FL 33301	
	TO	TD 48418 APRIL 2022 WARNING CURTIS LEED BUILDING A, APT 44 PEAS TREE APARTMENTS CAURA Trinidad and Tobago EL DORADO TRINIDAD W.I.	

PS Form 3806, registered mail receipt  
 April 2015, PSN 7530-02-000-9051  
 For domestic delivery information, visit our website at [www.usps.com](http://www.usps.com)

Copy 1 - Customer  
 (See Information on Reverse)

Registered No

Date Stamp

755 US

To Be Completed By Post Office	Postage \$ <b>\$1.30</b>	Extra Services & Fees (continued)	0120 04
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation	
	<input type="checkbox"/> Registered Mail <b>\$17.15</b>	\$	
	<input type="checkbox"/> Return Receipt (hardcopy) \$ <b>\$4.75</b>	<input type="checkbox"/> Signature Confirmation Restricted Delivery	
	<input type="checkbox"/> Return Receipt (electronic) \$ <b>\$0.00</b>	\$	
	<input type="checkbox"/> Restricted Delivery <b>\$0.00</b>	<b>Total Postage &amp; Fees</b>	
		<b>\$ 28.20</b>	
	Customer Must Declare Full Value <b>\$0.00</b>	Received by	Domestic insurance up to \$50,000 is included in the postage. International indemnity is limited. (See Reverse).
		<b>03/02/2022</b>	

### OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	MIAMI, FL 33169	
		BROWARD COUNTY TAX COLLECTOR	
		GOVERNMENTAL CENTER ANNEX	
		115 S. ANDREWS AVENUE	
		ROOM A-100	
		FORT LAUDERDALE FL 33301	
		<b>TD 48418 APRIL 2022 WARNING</b>	
		JASON LEED	
		7 SANKAR ST	
		TUNAPUMA	
	TRINIDAD W.I.		
	TO	Trinidad and Tobago	

PS Form **3806**, registered mail receipt  
 April 2015, PSN 7530-02-000-9051  
 For domestic delivery information, visit our website at [www.usps.com](http://www.usps.com)®

Copy 1 - Customer  
(See Information on Reverse)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 48418 APRIL 2022 WARNING**

CITY OF SUNRISE  
 ATTN: CITY MANAGERS OFFICE  
 10770 W OAKLAND PARK BLVD  
 SUNRISE, FL 33351



9590 9402 6898 1104 8659 29

2. 7021 0350 0000 4841 8168

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) *Alesa Lane* C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                     | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                     | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

Insured Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 48418 APRIL 2022 WARNING**  
 CITY OF SUNRISE  
 10770 WEST OAKLAND PARK BLVD  
 SUNRISE, FL 33351



9590 9402 6898 1104 8661 93

7021 0350 0000 4841 8229

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) *Akera Lane* C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                       | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery   | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                       | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery    | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                   | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery          |   |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) |   |

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 48418 APRIL 2022 WARNING**

GUNPAT, DHANMATIE M EST  
2310 NW 64 AVE  
SUNRISE, FL 33313



9590 9402 6898 1104 8662 54

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Signature Confirmation Restricted Delivery (over \$500)

7021 0350 0000 4841 8267

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 48418 APRIL 2022 WARNING**  
 ESTATE OF DHANMATIE GUNPAT, DECEASED  
 2310 NW 64 AVE  
 SUNRISE, FL 33313



9590 9402 6898 1104 8661 62

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

2 7021 0350 0000 4841 8250

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD-48418 APRIL 2022 WARNING**  
 RONALD LEED AS PERSONAL REPRESENTATIVE OF THE  
 ESTATE OF DHANMATIE GUNPAT  
 2310 NW 64 AVE  
 SUNRISE, FL 33313



9590 9402 6898 1104 8660 94

2

7021 0350 0000 4841 8182

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

(over \$500)



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 48418 APRIL 2022 WARNING**  
 SYNCHRONY BANK (WALMART)  
 C/O DCM SERVICES  
 7601 PENN AVE SOUTH SUITE A600  
 MINNEAPOLIS, MN 55423-5004



9590 9402 6898 1104 8660 70

2 7021 0350 0000 4841 8205

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

B. Received by (Printed Name) GREG OSLUND  
 C. Date of Delivery MAR 07 2022

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                     | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                     | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                 | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Delivery Restricted Delivery        |   |
| <input type="checkbox"/> Restricted Delivery                 |   |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 48418 APRIL 2022 WARNING**

CHASE BANK  
 C/O DCM SERVICES  
 7601 PENN AVENUE SOUTH STE A600  
 MINNEAPOLIS, MN 55423



9590 9402 6898 1104 8660 87

7021 0350 0000 4841 8199

COMPLETE THIS SECTION ON DELIVERY

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

GREG OSLUND

C. Date of Delivery

MAR 07 2022

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

SENDER. COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**TD 48 APRIL 2022 WARNING**

TD BANK USA (TARGET)  
 C/O DCM SERVICES  
 760 PENN AVENUE SOUTH STE A600  
 MINNEAPOLIS, MN 55423



9590 9402 6898 1104 8662 09

2. 7021 0350 0000 4841 8212

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

GREG OSLUND

C. Date of Delivery

MAR 07 2022

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)